

LC-III
(See Rule 10)

Regd. To

Dream Build Creations Company
Maskot Infrabuild Pvt. Ltd.
Shack Infrastructure Pvt. Ltd.
In collaboration with Dream Build Creations Company
Shop No. G-116, GF,
Sushant Lok, Phase-I,
Gurugram-122009

Memo No. LC-3296-PA(B)-2017/ 17/77. Dated: 14-07-2017

Subject: Letter of Intent for grant of licence for setting up of affordable residential plotted colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 10.50 acres in the revenue estate of village Harchandpur, Sector-77, MBIR (Old Sector 10A, Bawal), Distt. Rewari.

Please refer your application dated 23.05.2016 on the matter as subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for development of affordable residential plotted colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 10.50 acres in the revenue estate of village Harchandpur, Sector-77, MBIR (Old Sector 10A, Bawal), Distt. Rewari has been considered and it is proposed to grant license for setting up of aforesaid colony. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

Internal Development Works:

Particulars	Area (in acres)	Rate Per acre (in Lac)	Amount (in Lac)	25% bank guarantee required (in Lac)
Plotted component	10.08	20	201.60	55.65*
Comm. Component	0.42	50.00	21.00	
Total			222.60	

Director
Town & Country Planning
Haryana, Chandigarh


* You have an option to mortgage 15% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per the directions of the department.

4. It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional

bank guarantee within 30 days on demand (in case, 15% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

5. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper of Rs. 10/- . Copies of the specimen of said agreements are enclosed herewith for necessary action.
6. ✓ To deposit an amount of Rs. 7,87,514/- (Rupees seven lac, eighty seven thousand five hundred fourteen only) on account of balance license fee through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
7. ✓ To deposit an amount of Rs. 1,05,00,000/- (Rupees One crore, five lac only) on account of External Development Charges through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
8. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
 - (i) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - (ii) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - (iii) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
 - (iv) That you understand that the development/construction cost of 24 m/ 18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/ 18 m wide major internal roads as and when finalized and demanded by the Department.
 - (v) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
 - (vi) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
 - (vii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - (viii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - (ix) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
 - (x) That you shall use only LED fitting for internal lighting as well as campus lighting.

- (xi) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xii) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xiii) That no further sale has taken place after submitting application for grant of license.
9. That you shall submit a certificate from the Deputy Commissioner, Rewari/ District Revenue Authority stating that there is no further sale of the land applied for licence till date and you are the owner of the land.
10. That you shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in the office of District Town Planner, Rewari under intimation to this office.
11. That you shall intimate his official Email ID and the correspondence made to this email ID by the Department shall be treated legal.



(T.L. Satyaprakash)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No LC-3296-PA(B)-2017/

Dated:

A copy is forwarded to the followings for information and necessary action:-

1. Deputy Commissioner, Rewari.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Rewari.
4. District Town Planner, Rewari.
5. Website Administrator with the request to update the status on Departmental website.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

To be read with LOI No. 17177 Dated 14-07-2017

1. Detail of land owned by Dream Build Creations Company.

Village	Rect. No.	Killa No.	Total Area K-M	Applied area K-M
Harchandpur	17	25	7-11	2-12
	18	21	7-11	7-11
		22	7-11	7-11
		23/1	6-2	6-2
	23	1	8-0	8-0
		2	8-0	8-0
	24	5	8-0	4-10
		Total		44-6

2. Detail of land owned by Maskot Infrabuild Pvt. Ltd. 2002/4237 share & Shack Infrastructure Pvt. Ltd. 235/4237 share

Village	Rect. No.	Killa No.	Total Area K-M	Applied area K-M
Harchandpur	18	23/2	1-9	1-9
	23	3	8-0	8-0
		8	8-0	8-0
		9	8-0	8-0
		10	8-0	8-0
	24	6 min	7-15	6-5
		Total		39-14
		G. Total		84-0 or 10.5 acres


Director,
Town & Country Planning
Haryana
(RAGHBIR SINGH)